

**Lisa,**

The package shown below seems to cover all of the known issues as we understand them. There are several strong checks and balances and full public accountability and transparency. There is also protection against future coalition board members from being able to alter the original intent of the founders of the coalition.

The package should address the issues as we understand them. The issues for the council office as far as we can discern are as follows:

1. **You want to be sure that we do not squander the money.**  
This is satisfied by the preset ranges which you wisely suggested.
2. **You want to be sure that everyone in the coalition is in agreement on the ranges.**  
This is satisfied by the requirement for a unanimous vote on the ranges by coalition members.
3. **You want full disclosure and accountability.**  
We do too. This is essential. This is satisfied by the accounting/auditing requirements and disclosure provisions.
4. **You want to be involved in the process so that we are not at cross-purposes nor duplicate efforts.**  
This is satisfied by ongoing discussions which will take place with the council office. The number of meetings can be pre-quantified if CD5 so desires. Please – not too many meetings. I would assume that no more than quarterly would be acceptable.
5. **You want control over transportation expenditures.**  
We agree. This is satisfied by the requirement that the transportation budget be spent on items approved and endorsed by the council office.

We do not understand the resistance on outreach/admin and this does remain a must for the coalition. We simply do have costs and expenses. It takes plenty of time and effort to evaluate the needs and condition of our respective areas.

The package...


1. The coalition will establish initial category ranges. Per previous votes of the coalition, the initial percentage allocations must be unanimous. If we fail to reach a unanimous decision, we will seek the guidance of the council office to resolve the dispute. All of the above can be written into our agreement and also our by-laws.
2. The coalition must operate within those ranges. If the coalition wishes to alter the ranges and achieves a super-majority of the coalition board desiring the change, the coalition will submit the request to the council office.
3. If the council office does not agree with the requested range changes, we will seek a decision/tie-breaker from a third party such as the City Controller or JMB.
4. The coalition will be able to operate within the ranges without interference or prior authorization. Please understand that one of the driving forces behind the coalition is the need to be able to react quickly to needs of the local infrastructure. Bureaucratic processes such as WNC approval or waiting for a decision from a very-busy council office are in conflict with this basic goal.
5. Full disclosure of all allocations shall be made in writing to the council office and to the WNC once per year. We can also inform JMB, though it is my guess that JMB doesn't really care to see the report except to assure the council office that we are abiding by the agreement.
6. The coalition transportation budget shall be spent on items approved and endorsed by the council office. Note that we may wish to spend money on independent traffic consultants.
7. The coalition will seek the advice of the council office on an ongoing basis. It is our strong desire to work with the council office so that there will not be a duplication of efforts. We believe that an open line of communication with the council office is essential.
8. Funds will be placed in the CCF. Interest will flow directly to the "friends of" group for the targeted facility as previously provided. The coalition may establish guidelines to ensure that funds are not misspent at the facility level and also that the funds do not merely supplant existing fundraising efforts. The only exceptions to the above would be the admin/outreach portion and the mini-grants – both of which will still be subject to a complete and full accounting.

## HOA JMB Community Benefit Fund Allocation/Plan

(Note only interest was being spent. The principal remained untouched).

|                                       |                   |                |                     |
|---------------------------------------|-------------------|----------------|---------------------|
| <b>Available For Donation</b>         | <b>\$ 400,000</b> | <b>100.00%</b> |                     |
| <b>Schools in Area</b>                | <b>\$ 160,000</b> | <b>40.00%</b>  | <b>Cap</b>          |
| Westwood Charter                      | \$ 40,000         | 10.00%         | \$ 250,000          |
| Castle Heights                        | \$ 40,000         | 10.00%         | \$ 250,000          |
| Fairburn                              | \$ 40,000         | 10.00%         | \$ 250,000          |
| Overland                              | \$ 40,000         | 10.00%         | \$ 250,000          |
| <b>Total</b>                          | <b>\$ 160,000</b> | <b>40.00%</b>  | <b>\$ 1,000,000</b> |
| <b>Libraries</b>                      | <b>\$ 40,000</b>  | <b>10.00%</b>  |                     |
| Westwood                              | \$ 20,000         | 5.00%          | \$ 250,000          |
| Palms                                 | \$ 20,000         | 5.00%          | \$ 250,000          |
| <b>Total</b>                          | <b>\$ 40,000</b>  | <b>10.00%</b>  | <b>\$ 500,000</b>   |
| <b>Parks</b>                          | <b>\$ 52,000</b>  | <b>13.00%</b>  |                     |
| Westwood Park                         | \$ 26,000         | 6.50%          | \$ 250,000          |
| Cheviot Hills Park                    | \$ 26,000         | 6.50%          | \$ 250,000          |
| <b>Total</b>                          | <b>\$ 52,000</b>  | <b>13.00%</b>  | <b>\$ 500,000</b>   |
| <b>Police/Fire</b>                    | <b>\$ 45,249</b>  | <b>11.31%</b>  |                     |
| <b>Station #92</b>                    | \$ 7,541          | <b>1.89%</b>   | \$ 100,000          |
| <b>Station #37</b>                    | \$ 7,541          | <b>1.89%</b>   | \$ 100,000          |
| <b>Station #59</b>                    | \$ 7,541          | <b>1.89%</b>   | \$ 100,000          |
| West LAPD                             | \$ 22,624         | 5.66%          | \$ 100,000          |
| <b>Total</b>                          | <b>\$ 45,249</b>  | <b>11.31%</b>  | <b>\$ 100,000</b>   |
| <b>Traffic Mitigations/Short Term</b> | <b>\$ 60,000</b>  | <b>15.00%</b>  | <b>\$ 300,000</b>   |
| <b>HOA Outreach (area-based)</b>      | <b>\$ 30,560</b>  | <b>7.64%</b>   |                     |
| Tract 7260                            | \$ 2,264          | 0.566%         | \$ 4,000            |
| Cheviot Hills                         | \$ 4,527          | 1.132%         | \$ 8,000            |
| Westwood Homeowners                   | \$ 9,055          | 2.264%         | \$ 16,000           |
| Westwood South of Santa Monica        | \$ 9,055          | 2.264%         | \$ 16,000           |
| Westwood Gardens Civic Assoc.         | \$ 2,264          | 0.566%         | \$ 4,000            |
| California Country Club               | \$ 2,264          | 0.566%         | \$ 4,000            |
| Small Groups                          | \$ 1,132          | 0.283%         | \$ 2,000            |
| <b>Total to HOAs</b>                  | <b>\$ 30,560</b>  | <b>7.64%</b>   | <b>\$ 54,000</b>    |
| <b>Misc. Grants</b>                   | <b>\$ 12,191</b>  | <b>3.05%</b>   | <b>\$ 50,000</b>    |

This is the presentation slide used to describe the HOA community benefit fund:



### Goals

- Provide funding to key areas, including:
  - All elementary schools in the target area.
  - All fire stations in the target area
  - West L.A.P.D
  - Both major parks in the target area
  - All area libraries
- Provide funding for short, medium and long-range traffic solutions for West L.A.
- Provide unrestricted funding to each member HOA so that local outreach can be pursued.